

Torrance, California  
May 24, 1955

MINUTES OF A REGULAR MEETING  
OF THE TORRANCE CITY COUNCIL

The City Council of the City of Torrance convened in a regular meeting in the Council Chambers, City Hall, Torrance, California, on May 24, 1955, at 8:00 p.m., Mayor Isen presiding.

Those responding to roll call by Deputy City Clerk Hallanger were: COUNCILMEN: Benstead, Blount, Drale, Schwab and Isen. Also present were City Manager Stevens and City Attorney Hall.

At the request of Mayor Isen, Mr. James H. Burchett led the salute to our Flag.

Rev. Stanton opened the meeting with an invocation.

Councilman Benstead moved the minutes of the meeting May 17, 1955, be approved as written. Motion, seconded by Councilman Schwab, no objections, so ordered.

Mayor Isen announced that due to the persons present who were interested in certain matters on the agenda, those matters would be considered first.

OFF-STREET PARKING SUGGESTION BY RETAIL MERCHANTS ASSOCIATION:

Deputy City Clerk Hallanger read a communication from the Retail Merchants Association, which had been held over from the last meeting for discussion and consideration at this time, and which suggested that additional off-street parking could be obtained by using the lot directly back of the City Hall and the interior area of El Prado Park with the trees and grass to be retained on the perimeter of the park.

Councilman Benstead: I would like to direct a question to our City Attorney. Mr. Hall, is it legal to use a dedicated park for anything other than a park?

Attorney Hall: No. It hasn't even been dedicated. All we have is an easement. At least that is my understanding of the title situation. We couldn't do that legally.

Councilman Schwab: The group that sent this letter over here is a division of the Torrance Chamber of Commerce Board. I happen to be a member of the Board of Directors of the Torrance Chamber of Commerce. This never came before the Torrance Chamber of Commerce. I knew nothing about it, most of them on the Board knew nothing about it, until we got the letters at our homes, a copy of this came to my place. Personally, I don't feel the letter had any business coming over here to the City Council in the first place. I don't think it should have been read here before the City Council in the second place. I am just expressing my views on it as a member of the Board of Directors of the Chamber of Commerce, and the body that wrote this letter is a division of the Chamber of Commerce and it should have cleared through the Board of Directors, just like our City Council functions here. We have various Commissions, but we don't act as individual Commissions. The Commissions make recommendations but the Council acts on them before anything is done. I have been quoted on this that I was back of it also and in favor of it, but as long as I am sitting here and have anything to do with it that park stays out there.

Mayor Isen: Is there anyone here from the Retail Merchants Association? (There was no reply.) Anyone else from the City Council?

Councilman Drale: Inasmuch as the people who are vitally interested in the area haven't been contacted, I would suggest and move at this time that a communication be sent to the Retail Merchants Association denying this request.

Mayor Isen: I will second that and I have a comment to make also. I also was accused of something or other on this, not knowing anything at all about the letter until it was received. Understand that anyone can write a letter to the City Council and it will be read here. To you people of El Prado Avenue, I know a number of you have come out, and perhaps you won't even want to be heard, but you may, if you want to go on the record regarding this matter. Please keep in mind that this City Council will not pass anything peremptorily. We didn't have to have everybody on the block out here to constrain us. I want to assure you of that as to any future action. Anything that comes up of vital interest to the city, any part of it, there will be due notice and everyone will have a chance to be heard. We appreciate you being here just the same. Is there anyone else who has anything to say?

Councilman Blount: I would like to move that a little more information be put in the letter and advise the gentleman that his action was not within the bounds of the law.

Mayor Isen: "According to the City Attorney." You'll accept that?

Councilman Drale: Yes, I'll amend my motion.

Councilman Blount: Well, I think he was way off base and I think he ought to know that.

Mayor Isen seconded the amended motion, which carried unanimously by roll call vote.

#### PLANNING COMMISSION CASE NO. 338:

Mayor Isen announced that a public hearing before the City Council had been set for this time, and Deputy City Clerk Hallanger explained that Case No. 338 was a request for Variance by the Torrance Sand and Gravel Company, 25701 Crenshaw Boulevard, to erect a steel hopper for mixing sand, gravel and cement (dry operation); that it had been recommended for approval by the Planning Commission with ten stipulations attached to the approval.

Mr. Thomas H. Block, 25701 Crenshaw Boulevard, presented a petition signed by 177 property owners in the general area, which stated that they had no objection to the granting of a permit for the operation of a dry mix, sand, gravel, and cement mixing plant in conjunction with the already established sand and gravel operation at 25701 Crenshaw Boulevard.

Mayor Isen asked for oral communications in favor of the granting of this Variance.

Mr. Donald Whann, 3545 Senefield Drive, stated that he was one of the first residents in this tract and had no objections to the granting of the Variance.

Mrs. Judd, representing the Pacific Hills Homeowners Association, stated that the matter had come before their Board of Directors and that the Association had no objection to the granting of the Variance.

Mayor Isen called for oral communications from those opposed to the Variance, and Mr. Baxter Omohundro, 3212 Newton Street, presented a petition of protest to the Variance, stating that it was signed by 63 residents of the area.

Mr. Walter Anderson, member of the law firm of Dennis, Dietrich and Anderson, stated that he represented approximately fifty property owners within the 300-foot radius of the subject area and did not understand the acceptance of a petition bearing 177 signatures of approval, when it was practically impossible to crowd that many homes in the vitally affected area. He presented four photos showing the operation as viewed by the backyard of one of the affected homes, with large boulders which had rolled into one of the yards. He said the people he represented were asking that the cement hopper be moved out

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of sight, which the Company says they cannot do as they have already placed a large concrete block at this location.

He referred to Section 16 of Land Use Ordinance No. 612, subsections A and B, which state the necessary conditions for a Variance, and pointed out that according to this Ordinance the applicant for a Variance must be the property owner. He said in this case the applicant does not own all the property, but leases a large portion of it, and for this reason he submitted jurisdictionally that the matter has no place before the Planning Commission or City Council. He referred to the original Variance granted under Case No. 130, and said it was his understanding that it was approved substantially under the following conditions: That the granting of the Variance would not devalue or change the character of the surrounding property or retard the future development of the neighborhood for the following reasons--said operation shall be sufficiently removed from the residential or business sections and hidden either by natural contour of the hill or by planting. He said he understood that the company at that time was made to move their hoppers behind the hill, and that he believed it significant that the man who originally applied for this Variance was the same man who subdivided the property immediately to the west. He said as time has gone on, it seemed to him the company had not kept faith with the people. There have been sump holes, water running down the area, and they have had to be forced to erect a Kathy Fiscus-type fence, which still has a hole in it; that they originally agreed to landscape the area, but as of last Saturday there were a few trees about 24" high on top of the hill. He pointed out that the Company had a Building Permit to put in the concrete block, but admitted they had done so even though the City Attorney had ruled it would be at their own risk, the Variance not having been granted.

Those opposed to the granting of the Variance were asked to stand and approximately eighteen persons were counted. Those orally stating their opposition were: Grover Smith, 2818 Dalemead Avenue; Mr. Grisley, 2810 Winlock Drive; Heather O'Malley, 2942 Winlock Road; William Cameron, 3040 Winlock Road; Peggy Palmer, 2822 Winlock Road; Joyce Beers, 3330 Newton Street; Lee O'Malley, 2942 Winlock Road; Stanley Carter, 3404 Winlock Road; and Gordon Davies, 3107 Winlock Road.

Mrs. Bessie Slonecker said she had been the secretary of the Walteria Civic Association at the time the original Variance had come before the Planning Commission and City Council and that she had attended all meetings of the Commission and Council at which this Variance had been discussed. To her knowledge there had been definite restrictions attached to the approval in that the operations were to be kept behind the hill so that they would never be seen.

Mayor Isen said it was his understanding that there were no conditions attached to the original Variance, and Attorney Hall said the first Variance was on fifty acres with no conditions attached.

Mr. Thomas Block stated that his company had nothing to do with the water running along the ditch, which was referred to by one of the opponents, as this was a County Flood Control drainage ditch. He submitted some pictures taken of the rear yard of one of the homes, which were filed with the Deputy City Clerk. Mr. Block said they had built up the bank at the request of the City, so that they would have a final line on which to plant their trees, and that they have a plan of design which is available for Council study.

Mr. McLaughlin, attorney for Mr. Block, spoke on behalf of the Variance stating that this company needs the hopper in order to compete with other companies who mix their cement at the location of the gravel and sand pits.

There being no further oral communications, Councilman Drale moved the hearing be declared closed. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Isen.

Councilman Drale: I would like to direct a question to the City Attorney. Mr. Hall, suppose the Variance is not granted, will the Torrance Sand and Gravel Company be able to still operate and use the present hopper for sand and gravel storage?

Attorney Hall: It would be their contemplated useage, that they have applied for in this instance, that would be prohibited if the Variance is denied.

Councilman Drale: But they could still use it for sand and gravel storage and would not have to move the hopper, is that right?

Attorney Hall: That is my impression of it -- that they have applied for a Variance for a particular operation, but there is one thing that bothers me, Mr. Drale, it doesn't relate to that particularly, it is the jurisdictional basis here that I think should be clarified, because under our ordinance it does state as one of the conditions that the owner shall apply and there is a grave question, if it is a Lessee application, as to whether or not there is a jurisdictional basis. I think that is a matter the attorneys might want to weigh carefully. Assuming the Council granted the Variance with numerous restrictions, I would feel there was a grave question as to the validity.

Mayor Isen: Do you want to rule on that?

Attorney Hall: I wouldn't want to rule that quickly on it, but it is one of the things that bothers me more than anything else.

Mayor Isen: Mr. Hall, until that matter is settled, and the Council would rely upon your opinion as City Attorney, we don't know whether we have jurisdiction to proceed or not. Is that correct?

Attorney Hall: That is right. I didn't know but what he was the owner.

Councilman Schwab: Mr. Hall, would it be in order at this time to move that the granting of this Variance be postponed for further study by the Council and for legal advice.

Attorney Hall: I think so.

Councilman Schwab: I so move.

Councilman Benstead: Second.

Mayor Isen: Do you want to set any date on this Mr. Schwab?

It was decided that the date should be June 14, 1955, and Mayor Isen announced that it had been moved and seconded that the matter be postponed to June 14, 1955, at 8:00 p.m. for further consideration and action, and asked for a roll call vote, as follows:

Councilman Benstead: Yes

Councilman Blount: I think we'll face it. I'm going to vote "Yes" on this motion because the City Attorney says there is a question, but I want to make my feeling very clear. I remember, in company with at least one member of this Council, of climbing up some hills and watching some cave-ins, which scared me to death, and getting very little if any cooperation until we threatened to revoke his permit, I think we should have then. These people have no background with me. I think they are taking advantage of their neighbors; I think it was cut and dried when they walked in here and I am very, very much opposed to it.

Mayor Isen: What was cut and dried when they walked in here?

Councilman Blount: I don't believe I'm on the stand.

Mayor Isen: I am just curious about that last remark.

Councilman Blount: Figure it out for yourself.

Mayor Isen: Proceed with the roll call vote.

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Councilman Blount: Yes.

Councilman Drale: Yes.

Councilman Schwab: Yes.

Mayor Isen: Yes.

At 9:20 p.m. Mayor Isen declared a recess and the meeting reconvened at 9:30 p.m.

PLANNING COMMISSION CASE NO. 344: Application of the General Telephone Company, 616 Puerta del Norte, (later during the meeting a communication from William A. Mason, which stated that this address was not correct, was ordered filed with the subject case for proper street number and name assignment.) to construct a two-story building which is an addition to existing central office telephone building situated at above address in Land Use Zone R-3, and recommended for approval by the Planning Commission with certain conditions.

Mr. Harold Thomasian stated that he represented the majority of property owners affected by this Variance, and requested that the matter be postponed in order to give these property owners time in which to hire an expert to obtain further information for the Council.

Councilman Benstead moved the request for postponement be granted, and that a public hearing be held before the City Council. Motion, seconded by Mayor Isen carried unanimously by roll call vote.

Mr. A. M. Hart, representing the General Telephone Company, said he had no objection to a public hearing, but felt the Planning Commission had made a thorough study and had all the facts of the case.

Mayor Isen set the date of the public hearing before the City Council as June 14, 1955, at 8:00 p.m.

#### VACATION OF BRIAN AVENUE TO HILLSIDE ELEMENTARY SCHOOL:

Deputy City Clerk Hallanger read title to Resolution No. 2725, which set May 24, 1955, at 8:00 p.m. as the time for the Council to take final action on the vacation of a certain walkway in Tract No. 18416, and stated that he had the affidavit of publication.

There being no written or oral communications regarding this matter, Councilman Drale moved the hearing be closed. Motion, seconded by Mayor Isen, carried unanimously by roll call vote.

Mayor Isen moved the City Attorney be authorized to prepare the necessary ordinance for the vacation of the subject walkway. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

#### ELDORADO STREET DRAINAGE DISCUSSION:

A discussion was held at the pre-Council meeting between representatives of the Home Savings and Loan Association and Chas. T. Rippy, representing homeowners along Eldorado Street who claim a drainage problem has been created by the development of a subdivision by the Home Savings and Loan Association.

Mr. Rippy advised the Council that they had been discussing a compromise, rather than take the matter into court, and the Home Savings and Loan had suggested they pay \$500 of an approximate \$2,000 cost to put in the drainage pipe, and that the City be given an easement along the rear of these lots, five feet wide, so that the property owners couldn't fill in against their fence; that the 380' of pipe be run from this property out to the second street south of the fence, which, from an engineering standpoint, is an ideal situation. He said the property owners are objecting to paying the remaining \$1,500 as they feel that the City and the Home Savings and Loan have been more or less responsible. He said he understood, from an engineering standpoint, that the City has, in some cases, put in the pipe when the people affected by the drainage offer to buy it; that the pipe itself would cost about \$1,600 and that the City would have a right of way to actually maintain the rear of these seven lots.

Mr. Slavitch, attorney for the subdivider, said that they were agreeable to this, as they would seriously like to avoid any kind of litigation; that they had proposed this settlement to the adjoining property owners as there were seven of them, and the remaining amount would be about \$200 apiece. He said these property owners felt that perhaps the City Council could appropriate some money; however, he did not know whether the Council was in a position to do so. The one thing Mr. Slavitch was concerned with is the element of time, as he said they could not afford to have this tract tied up, and anything to be done should be done almost immediately.

Councilman Drale said to his knowledge it is not the policy of the City to expend any money for drainage in new subdivisions. Mr. Stevens said that this is correct.

Mr. Rippy said his clients felt the City should put up the money. Mr. Hall replied that it hadn't been brought home to him that there has been a City error; that this seems essentially a private matter between these people and the developers of the tract.

CAA010 Mayor Isen moved that the restraining order that was issued on the building be lifted and that work be permitted to be resumed by the subdivider, on the condition that the easement be granted and the expenses of the drainage pipe be borne equally by the subdivider and the residents, one-half by the subdivider and one-half by the residents. Motion, seconded by Councilman Drale, carried unanimously by roll call vote.

Mayor Isen informed Mr. Rippy and Mr. Savitch that if they could reach an agreement and file it with the Building Department, with their approval the subdivider could resume work.

Mayor Isen reminded Mr. Savitch that the sump was to be planted as promised by Mr. Childs to Mr. Powell, as it is an eyesore to the church.

Councilman Blount withdrew from the meeting.

FINAL TRACT MAP NO. 18379: Located westerly of Palos Verdes Boulevard, easterly of the Pacific Ocean and northerly of Palos Verdes City limits, containing 170 lots and presented by the Don Ja Ran Construction Corporation. The Planning Commission recommended approval with the following stipulations: That a uniform five-foot masonry wall be erected along Palos Verdes Boulevard as approved by the City Engineer; that drainage be approved by the Engineering Department, and that the letter from Mr. J. R. Patrick, Assistant to City Engineer, stating that the drainage is adequate, be submitted with the transmittal to the City Council.

Mr. Stearns, representing the developer, advised that they had held several meetings with the Planning Commission regarding the grading map, which map had been approved.

City Engineer Bishop stated that he approved the grading map and filed it with the Deputy City Clerk.

Councilman Drale moved the Council concur with the recommendation of the Planning Commission, subject to the special conditions and the adherence to the grading plan as submitted by the Engineering Department. Councilman Benstead seconded the motion.

Further discussion was held on the improvement of Palos Verdes Boulevard and it was determined that this Boulevard is not a part of the tract and, therefore, the subdivider could not be forced to improve it with sidewalks, etc.

Councilman Drale said he was not satisfied with this phase of the situation and withdrew his motion. Councilman Benstead withdrew his second.

Councilman Drale moved tract map No. 18379 be tabled until further information is received regarding the particular matter of sidewalks. Motion, seconded by Councilman Benstead, no objections, so ordered.

WRITTEN COMMUNICATIONS

Letter from the County Boundary Commission, relative to proposed annexation to the City of Torrance, Rolling Hills Addition, (proposal No. 3), with attached legal description.

There being no objections, Mayor Isen ordered the communication filed.

Letter from Junior Chamber of Commerce, requesting waiver of License fee to conduct Second Annual Community Fair, under their sponsorship.

Mayor Isen moved the request be granted. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

Letters from the following, expressing opinions concerning oil well hazards, were ordered placed in the file on the new Oil Ordinance: G.L. Alter, Ralph Marzullo, Mr. and Mrs. Peter J. Max, Mr. and Mrs. Richard Dankworth, Mr. and Mrs. F.H. Elliott, Mr. and Mrs. T.J. Doherty, Mr. and Mrs. R.H. Perry and a petition in support of the proposed oil well ordinance, bearing 114 signatures.

Request of City of Hope, Chapter 217, requesting permission to place placards about the city asking for volunteer workers.

Chief Haslam requested that the City of Hope workers be asked to remove the placards after they have served their purpose.

There being no objections, Mayor Isen ordered the request to stand approved, and asked Deputy City Clerk Hallanger to notify the City of Hope to remove the placards promptly after June 12.

Letter from W.E. Bowen, President, Area Youth Band, requesting waiver of license fee to conduct carnival June 15-19 at 220th and Abalone.

Mayor Isen inquired if anyone knew the name of the carnival company, but received no reply.

Councilman Drale moved the request be granted, subject to the approval of the Building Department regarding the new carnival ordinance, and also subject to the approval of the Fire and Police Chiefs. Motion, seconded by Councilman Schwab, no objections, so ordered.

Request of A.E. McVicar, Superintendent of Torrance Municipal Water District No. 3, requesting authorization to purchase heating and air circulation unit.

City Manager Stevens was asked if he considered this necessary and Mr. Stevens said that he did; that we would have to have the same system installed in the City Hall if we were going to stay here.

Councilman Schwab moved the request be granted, subject to the calling for bids on the work to be done. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

Letter from R.E. Waegner, requesting acceptance of his resignation from the Recreation Commission.

Councilman Schwab moved the request be granted and a letter of appreciation and thanks for his services be forwarded to Mr. Waegner. Motion, seconded by Councilman Drale, no objections. so ordered by Mayor Isen.

Letter from Coordinating Council of City Employees, requesting a meeting with the City Council on or about June 1.

It was decided this meeting would be held at 5:00 p. m. on May 31, and Deputy City Clerk Hallanger was requested to notify Mr. G.A. Price, Secretary.

Communication from R.J. Deininger, relative to street improvements at Madrona and Eldorado Streets.

Councilman Benstead moved the communication be forwarded to the Engineering Department for their study and recommendation, motion seconded by Councilman Drale, no objections, so ordered.

Communication from Deputy City Attorney Remelmeyer, requesting Council consent to the assignment made by Oscar Maples of its interest in the Agreement with the City, to Universal C.I.T. Credit Corporation, which is the legal owner of the cars Oscar Maples is renting to the City.

Mayor Isen moved the request be approved. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.

Communication from M.A. Chamberlain, Bus Superintendent, requesting decision of policy regarding lost commutation books.

It was decided to place this item on the agenda for the next meeting.

Communication from Joe C. Hedgecock, requesting street improvements on Yukon Avenue between 182nd Street and Redondo Beach Boulevard.

Councilman Drale moved the Council request a report from the Engineering Department regarding the status of the subject improvement. Motion, seconded by Mayor Isen, no objections, so ordered by Mayor Isen.

Request by the Girls' Athletic Association of Torrance High School for waiver of fees at Civic Auditorium May 25, except janitorial service fees.

Councilman Benstead moved the request be granted. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

Letter from Torrance Recreation Commission, outlining revisions in recreational expenditure plans.

City Manager Stevens was asked to explain and he replied that this is the outcome of a meeting held with the architect, so that they could cut down the plans to meet the budget and so the Council would know what is to be done.

Councilman Schwab commented that he had been present at this meeting and thought they had done a very good job as far as he was concerned.

Councilman Benstead said he had one question and that was why they were putting in rock and oil walks, when concrete walks would cost very little more and would be permanent.

Councilman Drale moved this matter be placed on the next agenda. Motion, seconded by Councilman Benstead, no objections, so ordered by Mayor Isen.

#### ENGINEERING AND PLANNING COMMISSION MATTERS:

1. FINAL TRACT MAP NO. 21645: Located easterly of Casimir Avenue, westerly of Arlington Avenue, northerly of Tract 16326 and southerly of 170th Street, containing 63 lots, submitted by R.A. Watt, and recommended for final approval by the Planning Commission with the following special conditions: (1) That the fence starting at 170th Street and Casimir be removed. (2) That the subdivider acquire ten additional feet and pave same on 170th Street between the easterly line of Lot 12 and the westerly line of Lot 63. (3) That the houses fronting on Arlington shall have turn-around driveways facilitating cars driving out on Arlington instead of backing out. (See letter of J.R. Patrick dated April 20, 1955, concerning Item No. 2.)

Councilman Schwab moved the Council concur with the recommendation of the Planning Commission for final approval of Tract Map No. 21645. Motion, seconded by Councilman Benstead, carried by the following roll call vote: AYES: COUNCILMEN: Benstead, Schwab and Isen. NOES: COUNCILMEN: None. ABSENT: COUNCILMEN: Blount. ABSTAINING: COUNCILMEN: Drale.

2. TENTATIVE TRACT MAP NO. 21588: Located easterly of Tract 16701 and northerly of 186th Street, containing 57 lots, submitted by R.A. Watt Construction Company and recommended by the Planning Commission with the recommendation that the City Council acquire by condemnation an additional ten feet southerly of 186th Street from Freeway east to "C" Street; that the cost of the land be borne by subdivider and be improved by him, and that subdivider submit letters to the Engineering Department stating same.

Councilman Schwab moved the Council concur in the recommendation of the Planning Commission for approval of Tentative Tract Map No. 21588. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

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3. FINAL TRACT MAP NO. 20873: Located on the Weston Ranch Properties, southerly of Tract No. 18416, containing 100 lots, submitted by the Ambassador Construction Company and recommended for approval by the Planning Commission with the following special conditions: (1) With stipulation that a paved ten-foot easement be provided, to include a useable approach to the school, with steps if necessary; the area to be selected by the City Engineer and the School Board.

Councilman Schwab moved the Council concur with the recommendation of the Planning Commission for approval of Final Tract Map No. 20873. Motion, seconded by Mayor Isen, carried unanimously by roll call vote of those present.

4. REVISED TENTATIVE TRACT MAP NO. 17794: Located easterly of Prairie Avenue, westerly of Cordary Avenue, and southerly of Edison Company right-of-way, containing 22 lots, submitted by Forest S. Paxton, and recommended for approval by the Planning Commission with the following special conditions: (1) That there be a gravity flow in both directions on 187th Street; (2) That the twenty-foot strip on Lot 22 and the sixteen-foot strip on Lots 11 and 12 (as shown on Exhibit "A") be dedicated to the City.

Councilman Benstead moved the Council concur with the recommendation of the Planning Commission for approval of Revised Tentative Tract Map No. 17794. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.

5. FINAL TRACT MAP NO. 19792: Located west of Roadium Theater and northerly of 164th Street, containing 24 lots, submitted by Everett Powell (A. and B. Builders, Inc.) and recommended for approval by the Planning Commission with the following special condition: That a letter from Engineering Department, stating that drainage is adequate, accompany the transmittal to Council. (Letter attached to transmittal form.)

Councilman Drale moved the Council concur with the recommendation of the Planning Commission for approval of Final Tract Map No. 19792. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

6. FINAL TRACT MAP NO. 21512: Located northerly of 166th Street, westerly of Tract No. 19472, easterly of Casimir Avenue, containing 42 lots, submitted by Jan Investment Company and recommended for approval by the Planning Commission.

Councilman Drale moved the Council concur with the recommendation of the Planning Commission for approval of Final Tract Map No. 21512. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.

7. EASEMENT DEED, CLAUSING-PEARSON COMPANY: City Engineer Bishop submitted a written recommendation under date of May 20, 1955, regarding the subject Easement Deed, and orally explained that this was a lot split approved by the Planning Commission; that he has a check covering the contract cost of improving the street, which is to be improved to a thirty-four foot width.

City Manager Stevens further explained that the Planning Commission and Engineering Department are trying to have this area developed along a planned scheme, which he believes can be worked out in the long run.

Mayor Isen moved the Council concur with the recommendation of City Engineer Bishop. Motion, seconded by Councilman Schwab, no objections, so ordered.

Deputy City Clerk Hallanger read title to:

RESOLUTION NO. 2743

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE  
AUTHORIZING AND DIRECTING THE MAYOR AND CITY CLERK TO  
ACCEPT, ON BEHALF OF THE CITY, THAT CERTAIN EASEMENT  
DEED FROM CLAUSING PEARSON COMPANY, A CO-PARTNERSHIP.

Councilman Benstead moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.

Councilman Benstead moved for the adoption of Resolution No. 2743. Motion, seconded by Councilman Schwab, carried unanimously by roll call vote of those present.

VACATION OF EASEMENT IN TRACT NO. 10304:

Communication from Planning Commission, requesting the Council to take action to expedite this vacation, was submitted.

Mayor Isen asked City Manager Stevens to investigate this request and report at the next meeting.

REPORTS:

Request for Financial Assistance by National Guard: A written report from City Attorney Hall was read by Deputy City Clerk Hallanger as follows: "You have requested an opinion from me as to the authority of the City Council to expend City funds for use of the National Guard Armory in Torrance. It is my opinion that such funds can be expended in accordance with the provisions of Section 37110 of the Government Code of the State of California. This section reads as follows: '37110. Expenditures for music and promotion. The legislative body may expend a sum not to exceed 5 percent of the money accruing to the general fund in the fiscal year for music and promotion.' A contract in writing should be executed between the City and the National Guard Armory Unit conditioning the use of the funds for City promotional purposes. This is the same general theory that is followed in the granting of City funds to the Torrance Chamber of Commerce."

Captain Horlander of the National Guard Unit was present and explained that \$300 is annually needed for expenses of the Unit which are not covered by Federal funds. This organization cannot raise money by giving dinners, holding carnivals, etc., as some do, because all their time is spent in training men for the internal security of our country. Captain Horlander said they could help the City in a number of ways. They are coming in here with about three-quarters of a million dollars worth of construction machinery and he has already consulted the City Manager regarding certain ways of helping the City while conducting their training, such as cut-and-fill operations, work in the parks, grading, etc.

City Manager Stevens said he felt one of the chief forms of promotion is advertising and he feels this Unit will advertise Torrance. They have received enough publicity in the metropolitan papers already to indicate their importance to the community. Mr. Stevens said he has already set up the sum of \$300 in the tentative budget for next year.

Councilman Drale moved the City Attorney be authorized to negotiate the proper contract with the National Guard Unit of Torrance for the sum of \$300 annually. Mayor Isen amended the motion to add "and that the money be paid forthwith out of this year's budget and carry through to June 30, 1956". Councilman Drale accepted the amendment to his motion, which was seconded by Councilman Schwab. The motion carried unanimously by roll call vote of those present.

Deputy City Clerk Hallanger read title to:

RESOLUTION NO. 2744

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
TORRANCE AUTHORIZING THE CITY MANAGER TO ENTER  
INTO AFTER HOUR DEPOSITORY AGREEMENTS, ON BEHALF  
OF THE CITY OF TORRANCE, WITH THE CALIFORNIA BANK.

Councilman Benstead moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

Councilman Benstead moved for the adoption of Resolution No. 2744. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

RESOLUTION NO. 2745

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING THE BOARD OF SUPERVISORS TO ORDER THE CANCELLATION OF TAXES ON CERTAIN PROPERTY ACQUIRED BY THE CITY OF TORRANCE FOR PUBLIC USE.

Councilman Schwab moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

Councilman Schwab moved for the adoption of Resolution No. 2745. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

RESOLUTION NO. 2746

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TORRANCE REQUESTING THE BOARD OF SUPERVISORS TO ORDER THE CANCELLATION OF TAXES ON CERTAIN PROPERTY ACQUIRED BY THE CITY OF TORRANCE FOR PUBLIC USE.

Councilman Drale moved to dispense with further reading of the Resolution. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

Councilman Drale moved for the adoption of Resolution No. 2746. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

ORDINANCE NO. 744

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING LAND USE ORDINANCE NO. 612 BY RAISING THE MINIMUM BUILDING SITE AREA TO 6,500 SQUARE FEET.

As it had previously been decided that a public hearing would be held on this matter, and as there were no objections, Mayor Isen set the public hearing on Ordinance No. 744 for June 28, 1955, at 8:00 p. m.

ORDINANCE NO. 745

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE ESTABLISHING CERTAIN TRAFFIC CONTROL MEASURES PURSUANT TO ARTICLE IV, ORDINANCE NO. 446.

Councilman Drale moved to dispense with further reading of the Ordinance. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote.

Councilman Drale moved for the adoption of Ordinance No. 745 at its first and final reading. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

ORDINANCE NO. 746

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING ORDINANCE NO. 699 TO PROVIDE FOR ADDITIONAL USES OF PARKING METER REVENUES.

Councilman Schwab moved to dispense with further reading of Ordinance No. 746. Motion, seconded by Mayor Isen, received the following roll call vote: AYES: COUNCILMEN: Drale, Schwab and Isen. NOES: COUNCILMEN: Benstead. ABSENT: COUNCILMEN: Blount. On being reminded that the "Aye" vote on the motion to dispense with further reading, Councilman Benstead changed his vote from "No" to "Aye".

Mayor Isen moved for the adoption of Ordinance No. 746 at its first reading. Motion, seconded by Councilman Schwab, carried by the following roll call vote: AYES: COUNCILMEN: Drale, Schwab and Isen. NOES: COUNCILMEN: Benstead. ABSENT: COUNCILMEN: Blount.

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ORAL COMMUNICATIONS

Councilman Schwab commented that he had observed a number of vacant parking spaces in the two parking lots recently re-surfaced by the City, while the City lot at Cravens Avenue and El Prado is full practically all the time. He wondered if consideration should be given to placing parking meters on this City lot.

Mayor Isen said he believed an Ordinance has been passed to post this City lot for two-hour parking. City Manager Stevens confirmed this fact by advising that we are going to post it for two-hour parking and stated that he would check the matter. Mr. Stevens also advised that on the two newly improved lots only the one on Border Avenue would be posted for two-hour parking. This one will be lighted and a sign placed on the light post, "Customer Parking - Two Hours Free".

Mayor Isen filed two letters protesting the General Telephone Variance petition with Deputy City Clerk Hallanger, which he had received from Warren T. Shallies dated May 23, 1955, and Alvin L. Vandermaast dated May 22, 1955, with the instruction to Mr. Hallanger that they be filed with the General Telephone Case No. 344.

Miss Ortman, proprietor of a rooming house in the first block south of Carson Street on Cabrillo Avenue, stated that one of her roomers who works nights at Columbia Steel received a ticket for parking his car on Cabrillo today. She says there are no garages available in this area and her roomers have no other place to park except on this street. She asked that the residents along this street be furnished with some type of sticker for their cars, otherwise she will not be able to rent her rooms.

A lengthy discussion was held between Council members, Chief Haslam and Miss Ortman. Mayor Isen moved that resident stickers be issued by the Police Department, revokable at will, to residents of Cabrillo Avenue south of Carson Street in cases of necessity only. Motion, seconded by Councilman Benstead, carried unanimously by roll call vote of those present.

Mr. Don Hitchcock, Attorney-at-Law, filed a letter from Mrs. George Peckham and two petitions (one from the local Torrance oil men and one from the residents of the Torrance oil fields), opposing the proposed Oil Ordinance, with Deputy City Clerk Hallanger. Mr. Hitchcock asked what the status of the ordinance is and Mr. George Powell advised that after the hearing on this matter by the Planning Commission, the meeting was adjourned without recommendation, due to the fact that the Chairman requested a committee be appointed by the oil men to work with the City on this proposed ordinance, which hasn't been presented as yet. Mr. Powell said there has been one meeting of this committee and next Thursday morning there is to be a meeting of the State Water Pollution Board, in the Council Chambers, with certain oil men concerning one of the points. After this meeting the letter of transmittal can be written to the Council.

Mr. Keller stated that several months ago he entered into a contract to purchase a piece of property on Sartori Avenue for the purpose of building an apartment building. He said he understood his plans had passed the Planning Commission and were now being considered by the Council. Mr. Powell clarified the matter by stating that Mr. Keller's plans had been denied by the Building Department and referred to the Planning Commission for study, as we have no ordinance which permits bachelor apartments. At that time there were two or three other plans which were denied also. The Planning Commission took the matter under consideration and working with Building Superintendent Russell prepared a new ordinance, which was presented to the Council this evening by City Manager Stevens.

Mayor Isen said the matter would be considered at the meeting to be held May 31, 1955, at 5:30 p. m. and asked that the Building Department submit a recommendation on the matter at that time.

Councilman Benstead moved all bills properly audited be paid. Motion, seconded by Councilman Drale, carried unanimously by roll call vote of those present.

At 11:20 p. m., there being no objections, Mayor Isen declared the meeting adjourned.

A. H. Bartlett  
CITY CLERK OF THE CITY OF TORRANCE

APPROVED:

*Albert Isen*  
Mayor of the City of Torrance

By *J. S. Hallanger*  
Deputy City Clerk